

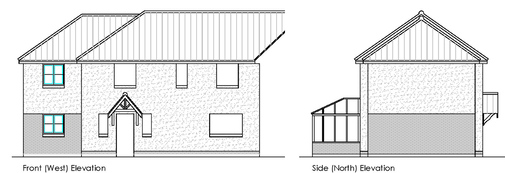


- Four bedroom house
- Semi detached
- Full planning permission granted
- Cloakroom
- Garage & Off road parking
- En suite to master
- Sought after village of Rayne
- Ex show home
- Solar panels
- Two Reception Rooms

14 Foundry Way, Rayne, Braintree, Essex . CM77 6AE.

**** Guide Price £400,000 - £425,000 ** PLANNING PERMISSION GRANTED FOR A DOUBLE STOREY EXTENSION.**

Forming part of this small and family orientated development which makes up part of the frequently requested village of Rayne, is this four bedroom semi-detached house with planning consent granted. The property enjoys a contemporary feel throughout coupled with generous living accommodation, offering a stylish family home for a variety of prospective purchasers. The ground floor accommodation comprises an entrance hall, cloakroom, a modern fitted kitchen/diner, separate utility, dining room, a well-appointed lounge with feature fireplace, and a recently added UPVC conservatory. On the first floor, there are four bedrooms with an en suite to the master, and the family bathroom. Outside, the property is further enhanced by having an attractive & well maintained rear garden, single garage, and off road parking.



Call to view 01 376 337400



Property Details.

Entrance Hall



Part glazed entry door to front, double glazed window to front, radiator, stairs rising to the first floor, door to storage cupboard, doors to accommodation;

Cloakroom

Opaque double glazed window to front, radiator, hand wash basin, WC.

Kitchen



12' 8" x 11' 0" (3.86m x 3.35m) Double glazed window to front, radiator, tiled floor, matching wall & base units with worktops over, inset sink with side drainer unit, integrated double oven, hob with extractor over, integrated fridge/freezer, integrated dishwasher, door to;

Utility

8' 1" x 5' 8" (2.46m x 1.73m) Double glazed door to rear garden;

Dining Room



10' 0" x 8' 0" (3.05m x 2.44m) Double glazed window to rear, radiator.

Lounge



14' 0" x 10' 9" (4.27m x 3.28m) Double glazed French doors & windows to rear, radiator, fireplace with ornate surround, television & telephone point, opening to;

Conservatory



8' 2" x 7' 11" (2.49m x 2.41m) Tiled floor, UPVC construction, French doors to garden;

First Floor Landing

Property Details.

Bedroom One



Double glazed window to rear, radiator, door to;

Bedroom Three



7' 8" x 6' 5" (2.34m x 1.96m) Double glazed window to front, radiator.

En suite



Opaque double glazed window to rear, heated chrome, double shower which is fully tiled, tiled walls & floor, hand wash basin, WC, extractor fan.

Bedroom Four

Double glazed window to front, radiator.

Family Bathroom



Tiled floor & walls, panelled bath with shower over, WC, hand wash basin, extractor fan.

Bedroom Two



10' 8" x 10' 3" (3.25m x 3.12m) Double glazed window to rear, radiator, fitted wardrobes.

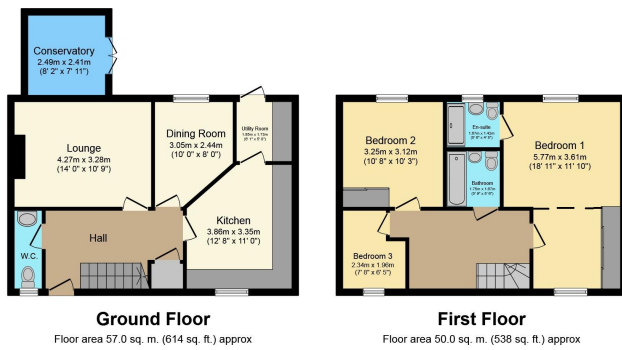
Rear Garden



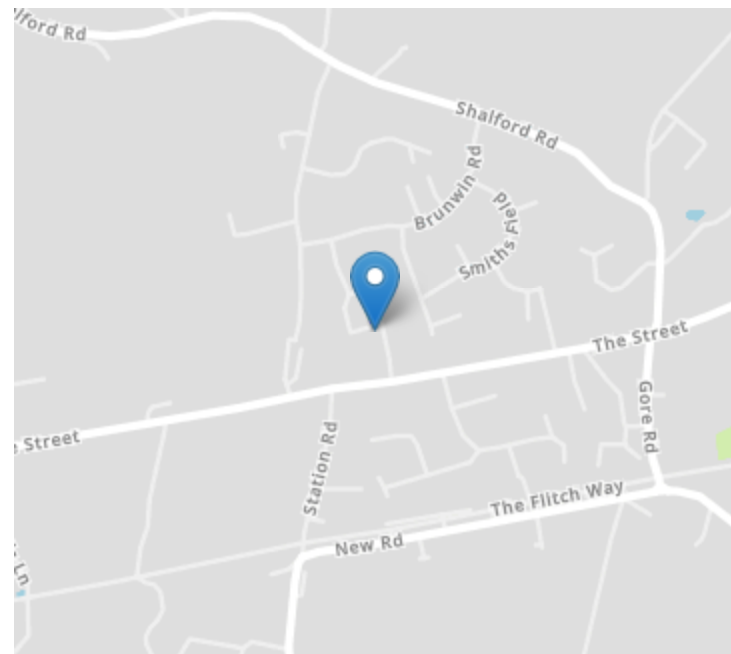
The rear garden is both private and spacious offering plenty of sunshine with a patio area and remainder laid to synthetic lawn with plenty of mature shrubs and trees to the borders.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.